



March 2004

*The latest news from Seattle's Department of Planning and Development
(formerly the Department of Design, Construction and Land Use)*

**Vol. 2
No. 3**

Public Review of Seattle's Comprehensive Plan Begins

Draft amendments to Seattle's Comprehensive "Comp" Plan being proposed by the City are expected to be available for public review on April 1. This draft focuses on policies in three of the Plan's elements—Land Use, Transportation and Environment—and the public will be given opportunities to comment during April and May.

DPD's City Planning staff is also reviewing a number of proposed amendments submitted from outside City government. These amendments include not only topics received over the past year, but also several items that Seattle City Council deferred in prior years. Responses to many of these submittals will be reflected in the April draft of the amendments.

At the same time, City Planning staff is working with City Council on a resolution that will help lay out the scope of amendments that Council wants DPD to continue exploring. The Council's Urban Development and Planning committee will hold a hearing on this resolution March 16, 2004 at 5:30 p.m.

See **comp plan review** on page 13

Draft Amendments to International Codes Available for Review

The public is invited to review and comment on Seattle's draft amendments to the 2003 International Building, Residential, Mechanical and Fuel Gas Codes (I-Codes), which will replace the Uniform Codes this summer. These amendments are now available online at www.seattle.gov/dpd/techcodes.

—Details on page 10

Northgate Urban Center Stakeholders Group Forming

—First Working Session Scheduled

A stakeholders advisory committee that will reflect a balanced representation of diverse Northgate community interests is being convened by DPD. This group will advise the City on the following key decisions in the coming year:

- Planning for large lot developments (particularly early input on conceptual site planning), including but not limited to the Northgate Mall, the South Lot, and King County's transit-oriented development project;
- An Urban Center Plan for open space and pedestrian connections including bicycle and pedestrian circulation and streetscape improvements;
- A Coordinated Transportation Investment Plan to be prepared by the Seattle Department Transportation; and

See **northgate stakeholders** on page 13

Monthly Highlights

- Public forum assists Center City planning, pg. 2
- Improving Northgate's pedestrian connections, pg. 3
- Residential amenities survey, pg. 4
- Council to consider detached ADUs, pg. 4
- School District reuse amendments proposed, pg. 4
- Supporting First Hill housing development, pg. 4
- 12th Ave and Rainier Beach rezones, pg. 5
- Green remodel guides, design competition, and TV series, pgs. 7-9
- Explore accessibility changes in Bldg. Code, pg. 8
- Draft amends to I-Codes, Energy Code, pgs. 10-11
- 2004 fee changes, pg. 12

insideinfo

City Planning	2-6
Legislation in Process	4-5
Seattle Design Commission	6
Sustainable Building Insert: Green Home Remodel	7-8
Sustainable Building News	9
Technical Code Updates	10-11
Publication Updates	12-13
How to Reach Us at DPD	14

Visit us online anytime.

www.seattle.gov/dpd



City Planning staff are responsible for six planning- and design-related activities within Seattle's Department of Planning and Development:

- Area Planning
- Comprehensive & Regional Planning
- Land Use Policy
- CityDesign—the City's urban design function
- Seattle Design Commission
- Seattle Planning Commission

Mission Statement

"Working together to articulate, advocate, and advance our community's vision for an exceptional and vibrant Seattle."

Downtown Public Forum Contributes to Broader Center City Planning Initiative

Building great downtown neighborhoods that will accommodate additional residents, jobs, and amenities was the subject of a public forum sponsored by DPD on February 24, 2004.

This event provided those with an interest in future downtown development an opportunity to speak about issues that must be addressed in order to maintain and enhance downtown neighborhoods as exceptional places to live, work, and play.

DPD staff are in the process of combining new public comments received at the forum with others received at a prior public hearing that was held after publication of a draft downtown Environmental Impact Statement (DEIS). The DEIS addressed height and density change proposals submitted by downtown neighborhood interests.

These comments will be addressed prior to the issuance of a Final Environmental Impact Statement later this year. DPD will use the analyses and public comment to formulate a recommended or preferred alternative for height and density changes to downtown zoning.

The downtown proposals are expected to proceed within the broader framework of the City's planning efforts for a Center City initiative. This effort will take into account the residential, economic, environmental and land use interrelationships among the many neighborhoods in and around downtown which comprise the residential and employment center of the City and the region. Mayor Greg Nickels has recommended this broader perspective in furtherance of the City's and region's growth management strategy. This approach will contribute to better decisionmaking about how growth and development can best be accommodated within Seattle's center city neighborhoods.

Stay tuned for additional Center City planning activities over the next several months. For more information, please contact:

Gordon Clowers, DPD, Land Use Planner
(206) 684-8375, gordon.clowers@seattle.gov

Dennis Meier, DPD, Senior Urban Design Planner
(206) 684-8270, dennis.meier@seattle.gov

Monorail Review Panel Update

The Monorail Review Panel met on three occasions in February. The Panel is now using a segment-based approach for their reviews which emphasizes the contextual analysis of a given segment and station area, rather than the specifics of an individual station design. Once the segment reviews are completed in April, the Panel will begin focusing on the first level of review for the stations.

This revised meeting format was initiated at the February 2 Panel meeting where the Ballard segment was reviewed. The Panel

See **monorail review panel** on page 13

**A SPECIAL INVITATION
FROM THE
SEATTLE PLANNING COMMISSION**

Join us at a public workshop to plan for pedestrian and bicycle connections that will create a more walkable Northgate Urban Center.



“Improving Pedestrian Connections at Northgate”

Thursday, March 25, 2004

4:00–9:00 p.m.

**Verity Credit Union Conference Center
11027 Meridian Avenue North**

Good pedestrian and bicycle connections are essential to building an active, walkable urban center. You are invited to this workshop to share your ideas for Northgate with Seattle Planning Commissioners, other design professionals, and City staff. You can help us develop ideas and proposals for a pedestrian framework that connects important destinations, activity nodes, and open space in a way that makes Northgate a pedestrian-oriented urban center.

Sign up today for the workshop and/or to get information about an upcoming pedestrian connections survey and self-guided tours that will provide an “on the ground” look at pedestrian connections—what exists, as well as gaps and opportunities. Pre-registration is encouraged—either online at www.seattle.gov/planningcommission or via email to barbaraE.wilson@seattle.gov.

This event is part of a series of project activities to implement the City’s Northgate Resolution, adopted by the Mayor and Council in 2003.

COMING SOON!

Residential Amenities Survey

City Planning staff is currently analyzing the Seattle’s residential amenity regulations in an effort to ensure that the private and shared space needs of tenants are addressed by the City’s code requirements. Residential amenities include features like private decks, balconies, and community rooms.

We’d like to know more about the availability of open space or other on-site amenities in residential and mixed-use buildings and how it is currently used.

Your help in providing us with the information about what open space and amenities are of value to you will assist us in making sure that new buildings provide the right mix of amenities to serve the growing residential population in and around our city’s neighborhoods.

For more details, and an opportunity to fill out an online survey, look for a story on residential amenities on our website’s “News” page in mid-March at:

www.seattle.gov/dpd/news

legislation

in process

Council to Consider Detached Accessory Dwelling Units

Seattle City Council will soon review a proposal to allow detached accessory dwelling units (ADUs) in single family zones throughout Seattle.

A detached ADU is a smaller living space allowed on the same lot as a single family house, but physically separate from it. Seattle currently allows ADUs on any single family lot, as long as they are attached to or within the main home on the lot. This proposal would modify rules to allow the unit to be separate.

DPD recently completed final revisions to the detached

ADU proposal. This legislation, along with a revised and final director's report and executive recommendation that describes the proposal and associated Land Use Code amendments, are available online at www.seattle.gov/dpd/codedev/housingchoices/dadu.asp.

Printed copies of these documents are available from our Public Resource Center, 20th floor, Key Tower, 700-5th Ave., (206) 684-8467.

The City Council's Urban Planning & Development Committee, chaired by Councilmember

Peter Steinbrueck, was briefed on the proposal on February 25, 2004. Notification will be provided by City Council and DPD of any future committee meetings to address the proposal, including a public hearing.

For more information about detached ADUs and other housing options, visit DPD's Housing Choices website at www.seattle.gov/dpd/codedev/housingchoices or contact:

**Jory Phillips, DPD
Senior Land Use Planner
(206) 386-9761
jory.phillips@seattle.gov**

School District Reuse Amendments

Land Use Code amendments currently being proposed would help the Seattle Public School District reuse existing school buildings and upgrade existing sites.

Upgrade or reuse of public school sites is often frustrated by the procedural requirements needed for simple departures from the code requirements necessitated by site conditions. The proposed amendments address allowed departures from code requirements that have been routinely agreed to by a citizen's advisory committee convened to review and comment on school development or redevelopment proposals.

These common code departures include allowing for somewhat larger signs at public schools or permitting on-street bus

See **school district reuse** on page 13

Supporting First Hill Housing Development

The Mayor and DPD are proposing Land Use Code amendments to encourage the development of new housing in the First Hill neighborhood adjacent to downtown. This neighborhood is characterized by major institutions that employ thousands of area residents. It provides great opportunities for new housing development that can further City objectives for jobs/housing balance in the city.

The following proposed amendments, anticipated to be ready for Council consideration in March, would apply only within the First Hill Urban Village:

- Reduce the minimum residential parking requirement to 0.6 parking spaces per dwelling unit, to better reflect car ownership trends;
- Modify the City's environmental policies (in SEPA) relating to parking to be consistent and support the proposed parking requirement as an effective parking policy; and
- Change open space requirements for residential uses when located in a commercial zone to ensure consistency with requirements in residential zones.

Fostering the development of market rate and workforce housing on First Hill is a practical way to balance the overall mix of uses in the neighborhood, providing for a wider range of housing for different income levels in addition to the institutional development in the neighborhood. In its November 1998 neighborhood plan, the First Hill Urban Village community favored increased housing opportunities with a greater variety of housing choices for all incomes.

If you have questions regarding this proposal, please contact:

Mark Troxel, DPD Land Use Planner, (206) 615-1739, mark.troxel@seattle.gov

Rezone Proposed for Property in Rainier Beach Neighborhood

As part of its continuing commitment to implement neighborhood plan recommendations, DPD has prepared a proposal to rezone property in the Rainier Beach neighborhood.

This rezone would help implement the community's vision for a pedestrian-oriented commercial center articulated in the Rainier Beach Neighborhood Plan. It would also encourage the development of new multifamily housing to support the vitality of the neighborhood business center.

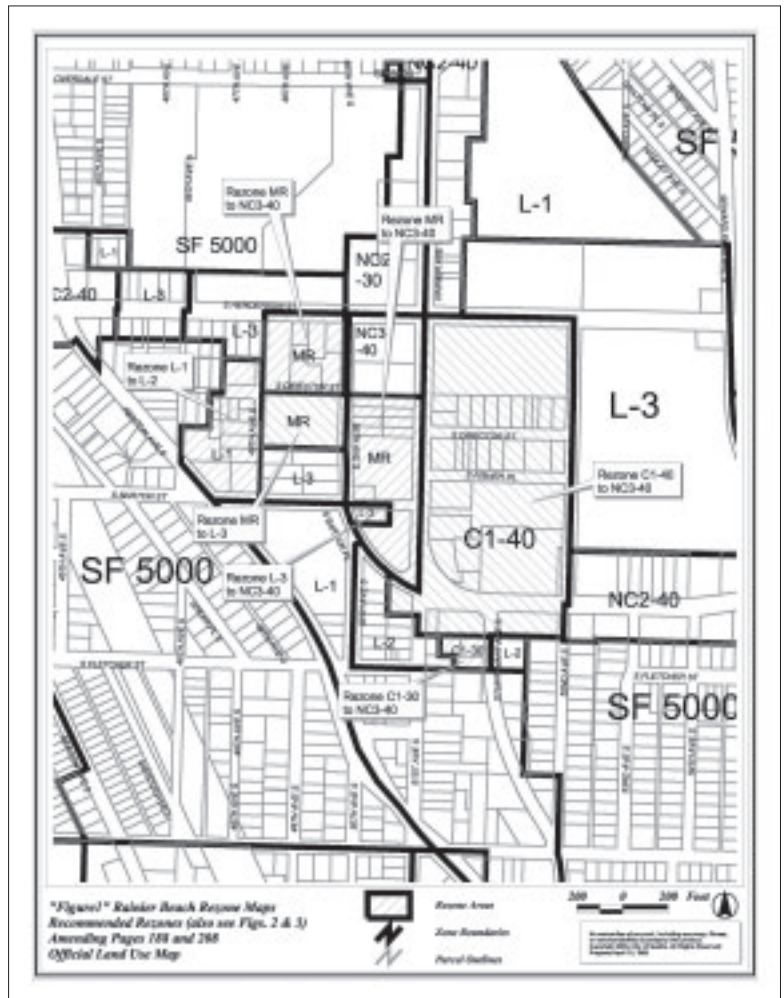
The proposal would:

- change the designation of the Rainier Beach commercial core from a general, auto-oriented, Commercial I (C1) zone to a more pedestrian oriented, Neighborhood Commercial 3 (NC3) zone, maintaining the current 40-foot height limit
- change Midrise zoning (which has a 60' height limit) south of S. Henderson Street to NC3 with a 40-foot height limit
- upzone some Lowrise 1 to Lowrise 2
- add a Pedestrian (P2) designation near the intersection of Rainier Avenue S., and S. Henderson Street

The first step in City Council's consideration of the rezone is a public hearing before the Urban Development and Planning Committee at 2 p.m., March 10, in the City Council Chamber. Committee meeting agendas are available on the Council website at www.seattle.gov/council.

For more information, please contact:

Gordon Clowers, DPD Land Use Planner
(206) 684-8375, gordon.clowers@seattle.gov



The Rainier Beach rezone would help implement the community's vision for a pedestrian-oriented commercial center and encourage the development of new multifamily housing.

12th Avenue Rezone Proposed

DPD has prepared a proposal for a rezone along 12th Avenue that will help achieve the vision set forth in the community's neighborhood plan of a "thriving mixed-use residential and commercial area set near the intersection of several diverse neighborhoods, and major economic and institutional centers."

The 12th Ave. rezone would apply to the parcel bounded by 12th Avenue, 13th Avenue right-

of-way, E. Alder Street right-of-way, and Remington Court. This rezone was proposed in the Central Area Action Plan II in 1998 as part of a larger plan to zone much of 12th Avenue as Neighborhood Commercial (NC) with a pedestrian (P) designation.

The first step in the City Council's consideration of the proposed rezone is a public hearing before the Urban

Development and Planning Committee at 2 p.m., March 10, in the City Council Chamber. Committee meeting agendas are available on the Council website at www.seattle.gov/council.

For more information, please contact:

Susan McLain, DPD
Planning & Development Specialist
(206) 684-0432
susan.mclain@seattle.gov

Seattle Design Commission

"Championing civic design excellence in Seattle's public realm."

Update on February Accomplishments

During the February 2004 Seattle Design Commission (SDC) meetings, members reviewed and recommended approval of the following projects:

- design development for the Northgate Library, Community Center and Park project, with a special commendation to the project team for its strong interdepartmental cooperation;
- preliminary design of a related project by SDOT, the Northgate 5th Avenue NE Street Improvements; and
- schematic design of the South Park Library, which is intended to reflect both the culture and character of the local community

The Commission was also briefed on the City's impressive Sustainable Building Program and enjoyed an update from Diane Sugimura, Director of DPD, on her vision and priorities for the department in the coming years.

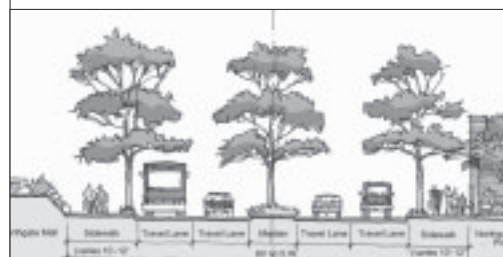
The Commission continues to work with the Mayor's Office on filling the Urban Planner position, which has been vacant since last fall. In looking at candidates, SDC is paying particular attention to those with expertise in transportation planning to maintain its capacity for ongoing review of a number of large transportation infrastructure projects under development in the City such as Light Rail, the Monorail and the Alaskan Way Viaduct/Seawall Redevelopment. An appointment is expected later this spring and the candidate must then be confirmed by City Council.

The Commission welcomes a new employee to its staff this month. Tom Iurino will be filling the position of Planning and Development Specialist created last fall with the departure of Brad Gassman, who was a key staff member for nearly three years. Tom brings broad experience in public outreach, a priority issue for the Commission this year. His position is also charged with coordination of project reviews between the DPD Design Review Program and the Seattle Design Commission.

For More Information

Seattle Design Commission (SDC) meetings are open to the public and are held the first and third Thursday of each month in the Boards and Commissions Room in City Hall. For more information on SDC activities, visit www.seattle.gov/dpd/citydesign/projectreview/sdc or contact:

Layne Cubell, SDC Coordinator, layne.cubell@seattle.gov, (206) 233-7911



The sketch above illustrates a preliminary 5th Avenue NE street design reviewed by the Seattle Design Commission in February. From left to right: Northgate Mall, sidewalk, two travel lanes, median, two travel lanes, sidewalk, and the Northgate Library.

—Image courtesy of Hewitt Architects

Looking Ahead

March will be a busy month for the Commission. Projects slated for presentation at the March 4 meeting include: schematic design of the Family Science Learning Center at the Woodland Park Zoo, an alley vacation petition related to Holly Park Phase III Redevelopment, and a staff briefing on the Comprehensive Plan 10-Year Update.

At its second meeting on March 18, the Commission is set to review the following: concept designs for SPU's Thornton Creek Phase IV project, schematic designs for Ballard Municipal Park, and a quarterly update from the City's Monorail project team. Additions to both meeting agendas are likely.

This year, the Commission will rekindle semi-annual briefings to City Council. Commission staff is working with Councilmember Peter Steinbrueck's office on scheduling these before the new Planning and Urban Development Committee in April and October. While specific briefing dates have yet to be set, agendas for all Committee meetings are posted on City Council's website at www.seattle.gov/council.

green
home**remodel
guides***helping you
create a
healthy home
and a healthy
environment*

Green elements enhance a home's value: 80 percent of homebuyers say new homes don't meet their environmental expectations, and 96 percent say they are willing to pay more for a home with green features.

—Photo courtesy of JAS Design Build

The U.S. Environmental Protection Agency includes poor indoor air quality on the list of the top five most urgent public health risks. In fact, levels of air pollution inside a home can be two to five times higher than outdoor levels.

The February 2004 issue of dpdINFO featured Nordheim Court, the University of Washington's (UW) cost-effective new sustainable student housing project. This month we focus on a new series of green home remodeling guides published by Seattle Public Utilities and the reasons green home remodeling is such a good idea.

New Remodeling Guides Show What a Green Home Can Do for You and the Planet

Seattle Public Utilities recently published the first four in a series of green home remodeling guides designed to promote green building to Seattle businesses and residents. The titles available include an introduction to the series and the concept of green building, plus three project-specific guides for kitchen, bath and laundry, and roofing.

The "Green Home Remodel" series will eventually expand to cover paints and finishes, landscape materials, and other common home projects.

Why Green Remodeling?

Green remodeling is becoming increasingly important, due to the enormous impact that residential housing has on waste generation, electricity, heating fuel, and water consumption, material use, and air and water pollution.

In 2002, Americans spent \$173 billion on remodeling. With this level of investment directed towards healthy and resource efficient building materials, energy and water conservation, waste reduction, and pollution prevention, homeowners can help create a more sustainable community and economy.

A green home remodel approaches home improvement with several goals—not only making your home look better, but making it work better, both for you and for the environment. With careful planning, you can create a home that combines beauty, efficiency, comfort and convenience with health and conservation.

A green home remodel will benefit you and your family in many ways:

- Energy efficient and water wise designs and products reduce monthly utility bills.
- Low-toxic materials and proper ventilation techniques promote good health by reducing the risk of asthma and other respiratory problems.
- Natural materials, high quality lighting, and good design details make for pleasing spaces.
- Green elements enhance a home's value: 80 percent of homebuyers say new homes don't meet their environmental expectations, and 96 percent say they are willing to pay more for a home with green features.

By adopting green building strategies for home remodel projects you can participate with the City as we strive to meet environmental goals, including:

See **green home remodel** on page 8

green home remodel, *cont. from page 7*

- promoting waste reducing and recycling,
- conserving energy and waste,
- protecting surface water quality,
- safeguarding occupant health, and
- increasing demand for green buildings materials, products and services in Seattle.

Typical Elements of Green Homes

Green homes don't have to look any different from typical homes. The Built Green™ kitchen remodel in Seattle's Greenlake neighborhood that is featured in the "Green Home Remodel" series includes a variety of elements you might expect to see:

- sustainably harvested wood trim
- recycled-content wallboard and insulation
- proper ventilation
- low-toxic finishes
- water efficient faucet
- ample natural light
- recycled plastic decking (outdoors)
- low-toxic paint
- energy- and water-efficient appliances

Expert Remodeling Assistance Available

If you are looking for professionals with experience designing and constructing green homes, turn to the Northwest EcoBuilding Guild or Built Green™.

The Northwest EcoBuilding Guild maintains the Green Pages, a directory of members and the services they provide that include architects, builders, subcontractors, and suppliers. Built Green™ is a green building program developed by the Master Builders Association of King and Snohomish Counties.

The Built Green™ program is organized into four checklists of strategies to make homes healthier, more efficient and easier on the environment. These checklists include remodeling projects, new home construction, multifamily buildings, and neighborhood developments.

Getting Copies of the Green Home Remodel Series

Printed versions of Seattle Public Utilities' recently published "Green Home Remodel" guides are available at community centers, the Environmental Home Center (and an expanding list of retailers), and the DPD Public Resource Center, located on the 20th floor of Key Tower at 700 Fifth Ave. They will eventually be placed in City of Seattle Neighborhood Service Centers and branch libraries.

Electronic versions in PDF format can also be downloaded from www.seattle.gov/sustainablebuilding/greenhome.htm.

A green kitchen doesn't have to look any different from a typical kitchen. The kitchen below features energy- and water-efficient appliances, sustainably harvested wood, proper ventilation, and low-toxic finishes.

— Photo courtesy of Robert Harrison Architects

**Learn More About Sustainability & Green Building**

Sustainability principles emphasize providing for our own needs, while ensuring that future generations can also provide for theirs. A sustainable community has a thriving local economy, healthy environment, and good quality of life for all.

Green remodeling supports sustainability goals by promoting local businesses and the use of goods and services that are non-polluting. It is also respectful of Pacific Northwest resources.

You can learn more about the City's Sustainable Building Program at www.seattle.gov/sustainablebuilding and about Seattle Public Utilities' conservation programs at www.seattle.gov/util/RESCONS.

To learn about the Northwest EcoBuilding Guild visit www.ecobuilding.org, or to find a builder who is a Built Green™ member visit www.builtgreen.net.

To explore DPD's role in sustainable building, visit www.seattle.gov/dpd/sustainability or contact:

**Lynne Barker, DPD
Sustainable Building Specialist
lynne.barker@seattle.gov
(206) 684-0806**

34 Applications Received for Built Green™ Design Competition

By the time the application deadline for the Built Green™ design competition arrived on February 1, 2004, DPD had received a total of 34 applications, including three affordable housing projects.

The breakdown of projects by Built Green™ programs is:

Program	# Projects	# Units
Communities	4	63
Multi-Family	6	121
Home Builder	17	24
Remodeler	7	7
TOTAL	34	215

DPD developed and launched the Built Green™ design competition to raise awareness of Built Green™ within the Seattle Builders Council, and to increase the number of Built Green™ certified projects in Seattle.

Prior to launching the design competition in July 2003 only 15 Built Green™ certified projects existed within the Seattle city limits. Twelve projects were single-family homes, and three projects were remodels.

In the King County region there were a total of 1,918 Built Green™ certified projects. Seattle projects represented less than one percent of this total.

For additional information on BuiltGreen™ visit www.builtgreen.net. To explore DPD's role in sustainable building, visit www.seattle.gov/dpd/sustainability or contact:

Lynne Barker, DPD
Sustainable Building Specialist
lynne.barker@seattle.gov
(206) 684-0806

PBS Picks Up Green Home Improvement Series

PBS has solicited 26 episodes of *Build It Green!*, the first home improvement-style television show focused solely on environmentally-friendly techniques, for national syndication.

This light-hearted, half-hour "edu-tainment" show, hosted by contractor Charlie Popeck and architect Jill Burtin, features both new home construction and renovation projects that incorporate the principles of green building. PBS expects to begin airing the show in July 2004.

While drawing from home projects within producer Desert Moon Productions' Arizona base, the show will also travel.

"Green building options are intrinsically tied to climate, so we will highlight what innovative people are doing under almost all climate conditions," says Desert Moon's Executive Producer Mick Dalrymple.

Staffing for the show includes at least three LEED™ Accredited Professionals.

"Credibility is key to the show's success amongst more skeptical members of the audience," states Dalrymple. "The U.S. Green Building Council's LEED™ system provides a good framework for conducting the necessary research."

Excerpted from Environmental Design and Construction magazine.

Low Impact — High Returns



Building Smart Communities

2004 BUILT GREEN™ Conference

April 6
8 am – 5 pm
Pickering Barn
Issaquah



Built Green

Builders, Architects & Developers

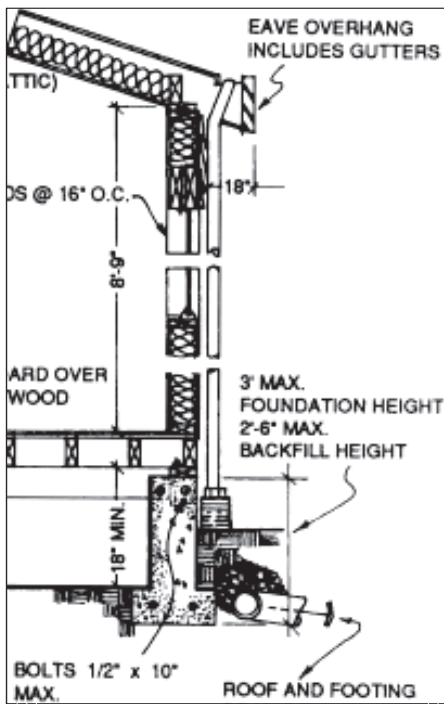
Get the lowdown on low impact development from Bob Brownell of Bielinski Homes, the Wisconsin Daily Reporter's 2003 Innovator of the Year.

Tour the Puget Sound Energy **BUILT GREEN™** Idea Home.

Get higher returns with green building strategies presented in educational tracks.

Register Today!

Call: Robin Rogers, Master Builders Association, 425.451.7920 x230



CUSTOMER ALERT

Are You Using the Right Code Citations?

With the arrival of the new International Codes later this year, it is particularly important to have proper code citations on your applications in the "General Notes" section of your plansets.

DPD staff will be reviewing projects for some time that will be under either the current or new codes, which makes clear code citations particularly essential in avoiding delay and confusion.

DPD provides technical support by phone during specific hours Monday-Friday for the following codes:

- **Building Code** - (206) 684-4630. Hours: M-F, 1 pm-4:15 pm
- **Electrical Code** - (206) 684-5383. Hours: M/W/F, 7:30 am-5:30 pm; Tu/Th, 10:30 am-5:30 pm
- **Energy/Mechanical Code** - (206) 684-7846. Hours: M-F, 1 pm-4:15 pm

TECHNICAL CODES

An inside look at the latest technical code developments

Comment Welcome on Draft Amendments to 2003 International Codes

The public is invited to review and comment on Seattle's draft amendments to the 2003 International Building, Residential, Mechanical and Fuel Gas Codes (I-Codes), which will replace the Uniform Codes this summer.*

DPD is trying to stay with the State's effective date of July 1, 2004, but adoption of the codes in Seattle may take a bit longer. Meanwhile, applicants may use the I-Codes before Seattle formally adopts them, but should call (206) 684-8850 for a presumittal conference before proceeding with design.

During the 60-day period after the effective date, applicants can choose whether to use the I-Codes or the Uniform Codes. Details on the new I-Codes have been explored in *dpdINFO* over the past year.

An overview of the amendments and links to the draft amendments are available on DPD's Technical Codes website at www.seattle.gov/dpd/techcodes. Please keep in mind that these are proposed amendments. Any provision in these drafts and other provisions of the codes could be changed before they take effect in Seattle.

If you have questions about the draft amendments of the new I-Codes, visit DPD's Technical Codes website at www.seattle.gov/dpd/techcodes or contact:

Maureen Traxler, DPD Code Development Analyst Supervisor
(206) 233-3892
maureen.traxler@seattle.gov

*NOTE: The Uniform Plumbing Code, National Electrical Code, and Washington State Energy Code with Seattle Amendments will continue to be enforced in Seattle and Washington.

Purchasing Codes

Copies of the new I-Codes can be purchased from:

- Washington Association of Building Officials, (360) 586-6725, www.wabo.org
- International Code Council, (800) 284-4406, www.iccsafe.org

Code Trainings

- Washington Association of Building Officials, (360) 586-6725, www.wabo.org
- American Institute of Architects - Seattle, (206) 448-4938, www.aia-seattle.org
- Structural Engineers Association of Washington, (206) 682-6026, www.seaw.org

Overview of New Mechanical Code

Last month's technical codes article focused on accessibility changes in the International Building Code (IBC). This month we explore the new International Mechanical Code (IMC).

With the adoption of the International Codes, the State has given us five new mechanical codes.

- The International Mechanical Code will apply to most mechanical systems.
- The International Fuel Gas Code will apply to fuel-gas equipment and piping, in addition to provisions of the IMC.
- Liquefied petroleum gas installations will be governed by two standards of the National Fire Protection Association, NFPA 58 (Storage and Handling of Liquefied Petroleum Gases) and ANSI Z223.1/NFPA 54 (National Fuel Gas Code). The Seattle Fire Code also has provisions governing the use of lpg.
- The International Residential Code has its own mechanical provisions that will apply to one- and two-family residences and townhouses.

In the past, Seattle has incorporated the State Ventilation and Indoor Air Quality Code (VIAQ) into the Seattle Mechanical Code. We are proposing to delete those provisions from the 2003 Seattle Code, and refer to the VIAQ instead.

Many of the more significant changes between the IMC and the Uniform Mechanical Code are in format and organization, rather than in substantive provisions. For example, Chapter 5, "Exhaust Systems," is organized around use categories. Provisions from the Fire Code governing exhaust systems also appear in the IMC. There are some substantive changes in the provisions for commercial kitchen hoods, which are allowing DPD to propose deleting some of the current Seattle amendments.

If you have questions or would like more information, please contact:

Maureen Traxler, DPD
Code Development Analyst Supervisor
(206) 233-3892, maureen.traxler@seattle.gov

2003 Seattle Energy Code Update

In fall 2003, DPD indicated that it would begin a public review of proposed amendments to the Seattle Energy Code in January 2004.

In mid-January, DPD announced the beginning of the public review and a series of review meetings in an email to the Seattle Energy Code email list, in an email to the CCAB email list, and in a mailing to DPD's Energy Code mailing list. Copies of the material were also posted on the Seattle Energy Code website.

The following public review meetings were held in 2004: overview (January 20); lighting and building envelope (January 29); economizer and mechanical alterations (February 5); mechanical, including alterations (February 12 and 26).

In addition, DPD staff participated in other meetings to present the recommendations and to solicit comments: ASHRAE Puget Sound Chapter monthly workshop on January 14 (mechanical equipment efficiency), BOMA Code Committee meeting on January 27 (mechanical alterations), ASHRAE Puget Sound Chapter TEGA Committee on February 2 (mechanical), and BOMA Energy Code meeting on February 10 (mechanical alterations).

The public comment period closed on February 24. Based on comments made at the various meetings and written testimony, DPD has developed a revised draft of proposed revisions. The next step is a briefing for and review by the DPD Construction Codes Advisory Board (CCAB) on March 4.

For a copy of the latest draft and information about the meetings held, please refer to the "2003 Energy Code Update" link on the Seattle Energy Code website at www.seattle.gov/dpd/energy. For further information, contact:

John Hogan, DPD
Senior Code Development Analyst
john.hogan@seattle.gov, (206) 386-9145

Visit our new Technical Codes website

Seattle's draft amendments to the 2003 International Codes are available now on DPD's new Technical Codes website. This site also provides links to codes, related resources, key staff contacts, and information on Seattle's Construction Codes Advisory Board.

www.seattle.gov/dpd/techcodes

2004

Fee Changes



Getting Copies of Our New Fee Materials

Our new 2004 Fee Subtitle, Director's Rule, Building Valuation Table, Fee Worksheets, and related information are available online at www.seattle.gov/dpd/about/dclufees.htm.

Printed copies are available for \$4.00 from our Public Resource Center, located on the 20th floor of Key Tower, 700-5th Ave., (206) 684-8467. Open M/W/Th/F, 8am-5pm; Tu, 10am-5pm.

Questions about Permit Fees?

- Building Permits
(206) 684-8850
- Land Use Permits
(206) 684-8467
- Over-the-Counter Permits
(206) 684-8464
- Fire Review & Inspection
(206) 386-1447 or
(206) 386-1451 Fire Marshal

In a Nutshell

- DPD's only significant fee changes for 2004 are due to new building valuation data in the International Codes, which will be implemented statewide this year.
- The new Building Valuation Table goes into effect March 1, 2004 along with DPD's new Fee Rule (Director's Rule 1-2004).
- The following fees did not change: electrical, sign, and site development permits; elevator and boiler certification; elevator, boiler and furnace installation; and refrigeration and boiler/steam licensing.
- The curbcut and sidewalk cafe fees DPD collects for the Seattle Department of Transportation have increased for 2004.

Background on Building Valuation Changes

As a part of implementing the new International Building Code and International Residential Code, DPD will adopt the International Code Council's (ICC) building valuation table as part of our 2004 Fee Rule. The new valuation table will go into effect on March 1, 2004.

If the new valuation table had not been adopted, DPD would have increased the fees in the existing valuation table by 3 percent for 2004—an increase that normally would have gone into effect on January 1, 2004. Rather than adopting a revision to the existing table for the first half of 2004 and then adopting the ICC valuation table in July when the new code becomes effective, DPD is electing to implement the ICC valuation table in advance of implementing the code itself to eliminate the need to change fees twice in 2004.

Vesting

To guarantee vesting at current fee rates, applicants must have had a complete building permit application accepted by DPD by close of business on February 27, 2004.

comp plan review, *cont. from page 1*

in the Council's Chamber, 2nd floor, Seattle City Hall.

Information related to the Council's Resolution is currently available on DPD's Comp Plan 10-Year Update website at www.seattle.gov/dpd/planning/comprehensive/CPupdate.htm. Copies are also available for review at Neighborhood Service Centers and the City's branch libraries. The draft Comp Plan amendments will be posted on this same website as close to April 1 as possible. If you have questions, please contact:

DPD Comprehensive Planning Staff
(206) 233-0079, compplan@seattle.gov

northgate stakeholders, *cont. from page 1*

- Implementation of the 5th Ave NE Streetscape Design, adopted by Council last year.

DPD was directed to assemble and convene this stakeholders group by Seattle City Council, with the Mayor concurring, on December 8, 2003 (Council Resolutions 30641 and 30642).

The following is a summary of the City's efforts to date:

- Letters were sent to the named groups soliciting their nominations for representatives and alternates;
- Various outreach methods were used, including letters and personal contact, to invite individuals and groups who have expressed interest or have participated in Northgate issues.
- An independent professional facilitation team, Triangle Associates, Inc., has been hired to help solicit members for the stakeholders group and facilitate future meetings.

The selected representatives for this group will be announced March 10. The first working session, open to the public, will be held at 4 p.m., Thursday, March 18, at North Seattle Community College Room ED 2843A. The stakeholders are expected to continue their work through the remainder of 2004 and the schedule for future meetings will be announced soon. For further information, please contact:

Mark Troxel, DPD, Land Use Planner
(206) 615-1739, mark.troxel@seattle.gov

school district reuse, *cont. from page 4*

loading facilities where they have been historically located. As a result of the proposed amendments, these departures would not require initiation of a formal public school departure process, including the convening of a citizen's advisory committee.

The first step in the City Council's consideration of the proposed amendment is a public hearing before the Council's Urban Development and Planning Committee, chaired by Councilmember Peter Steinbrueck. The public hearing will be held at 2 p.m., March 10, in the City Council chamber. Committee meeting agendas are available on the Council website at www.seattle.gov/council. For more information contact:

Susan McLain, DPD, Planning & Development Specialist
(206) 684-0432, susan.mclain@seattle.gov

Client Assistance Memos

CAM 107, *DPD Public Records*, has been updated to (1) clarify the names and locations of DPD's Community Relations, Land Use Policy, Accounting, and Human Resources groups; and (2) remove reference to minutes from Energy/Mechanical Code Committee meetings, which are no longer kept.

Electronic copies of CAMs are available on our website at www.seattle.gov/dpd/publications. *Paper* copies are available from our Public Resource Center in Suite 2000 of Key Tower, 700-5th Ave, (206) 684-8467.

Director's Rules

FINAL: DR 1-2004, *Implementation of the Fee Subtitle*, became effective March 1, 2004, superseding DR 20-2002. (See *fee change story* on page 12.)

IMPORTANT: Notice of Draft Director's Rules comment periods is provided in dpdINFO as a courtesy to readers. Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce. Land use rules are also published in DCLU's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR), which is available online at www.seattle.gov/dpd/notices. To receive an email posting alert, or a paper version of the Land Use Information Bulletin in the mail, please contact Betty Galarosa, betty.galarosa@seattle.gov, (206) 684-8322.

monorail review panel, *cont. from page 2*

reviewed the Second Avenue segment on February 13 and the Fifth Avenue segment on February 23. Due to time constraints, the Panel will finish their reviews of the Ballard and Fifth Avenue segments in a future meeting.

It is anticipated that the recommendations generated from the segment presentations will culminate in a letter to the Mayor and City Council prior to the approval of the Transit Way Agreement.

The next Monorail Review Panel meeting is scheduled for 4 p.m.-8p.m., March 1, in the Bertha Landes Room of City Hall. The public is welcome to attend. For additional information, please contact:

Lisa Rutzick, MRP Coordinator
(206) 386-9049, lisa.rutzick@seattle.gov

HOW TO REACH US AT DPD

Permits

General Applications (<i>Applicant Svcs Ctr</i>).....	206-684-8850
Design Review Program.....	233-3823
Drainage & Sewer Review (<i>incl side sewer</i>).....	684-5362
Land Use Reviewers (<i>post-application only</i> *).....	684-8875
Master Use Permits.....	684-8467
Plans Routing.....	684-8169
Over-the-Counter (OTC) Permits.....	684-8464
Plumbing & Gas Piping Permits.....	684-5198
Sign Permits.....	684-8419

Inspections

Inspection Requests: General	684-8900
Inspectors: General.....	684-8950
Site/erosion control (<i>includes pre-construction</i> <i>conferences & first ground disturbance</i>).....	684-8860

Planning

CityDesign (urban design office)	615-1349
Comprehensive Planning	233-0079
Land Use Policy	684-8880
Seattle Design Commission	615-1349
Seattle Planning Commission	684-0433

Administration

Office of the Director.....	684-8899
Community Relations.....	233-3891
Accounting.....684-7716	Billing 684-4175

Code Violation Complaint Hotline

Construction, Housing & Land Use Complaints ... 684-7899

Information

General Department Information	684-8600
Applicant Services Center (ASC)	684-8850
Hours: M,W,F: 7:30 am-5:30 pm; Tu,Th: 10:30 am-5:30 pm	
Census Data (<i>population & demographics</i>)	615-0483
Code Compliance (<i>enforcement info</i>)	615-0808
Events & Classes.....	684-8443
GIS Maps & Services	684-0965
Licensing & Testing (<i>gas piping, steam eng, refrig</i>).....	684-5174
Media Relations	233-3891
Microfilm Library	233-5180
Property Owner/Tenant Assistance.....	684-7899
Public Resource Center (PRC)	684-8467

Hours: M,W,Th,F: 8 am-5 pm Tu: 10 am-5 pm

Publications.....	684-8467
Site Development.....	233-7232
Sustainable Building.....	684-0806
Tech Support: Building Code (1-4:15 pm)	684-4630
Tech Support: Electrical Code (<i>see ASC hours</i>)	684-5383
Tech Support: Energy/Mech Code (1-4:15 pm)....	684-7846
Zoning Info (<i>parcel zoning</i> *).....	684-8467
Zoning Info (<i>site-specific Single Family</i> *; 1-4:15 pm) ..	684-8850

* Due to complexity of Seattle's Land Use Code, all other types of zoning information must be obtained in person at ASC or online at www.seattle.gov/dpd/landuse.

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www.seattle.gov/dpd

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